

FOR LEASE OR SALE

LEVEE INDUSTRIAL CENTER

*96,153 SF Class A Industrial
Space Available in Puyallup, WA*

901 NORTH LEVEE ROAD, PUYALLUP, WA

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901 N LEVEE RD

LEVEE INDUSTRIAL CENTER CLASS A INDUSTRIAL OPPORTUNITY

Levee Industrial Center offers a high quality 96,153 SF Class A industrial opportunity in the heart of Puyallup's established manufacturing and distribution corridor. Strategically located just minutes from SR-167 with convenient access to the Port of Tacoma, I-5, and the greater Puget Sound region, the property provides an efficient location for regional logistics and industrial users. The facility features strong functional attributes including 24' clear height, 21 dock-high doors, grade-level loading, ESFR sprinklers, heavy power, and an upgraded slab supporting demanding operational uses. With modern improvements and flexible demising options, the building presents an exceptional opportunity for companies seeking scalable industrial space in a highly connected South Sound location. Neighboring 65,119 SF available for direct lease or sublease - contact brokers with inquiries.

65,119 SF AVAILABLE
FOR DIRECT LEASE
OR SUBLEASE

SUBJECT
PROPERTY

→ FLOOR PLANS

→ PHOTOS

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PROPERTY HIGHLIGHTS

96,153 SF shell warehouse

3,479 SF first floor office
3,193 SF second floor office

21 dock-high doors, 2 grade-level doors

24' clear height

3,000 amps of 3-phase power
(estimated - tenant to verify)

ESFR sprinklers

2-ton overhead crane

Radiant heat in warehouse

Upgraded slab allowing up to 800 lbs/foot

Newly refreshed office space

Motion sensor LED lighting

ML (Limited Manufacturing)
Zoning in the City of Puyallup

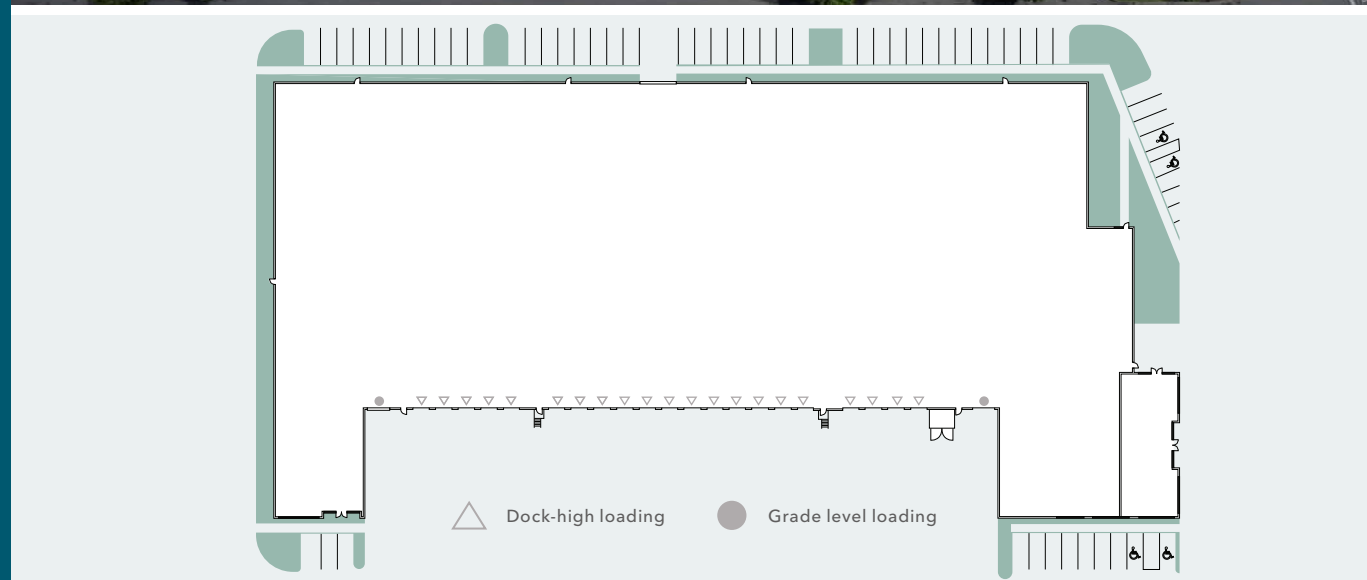
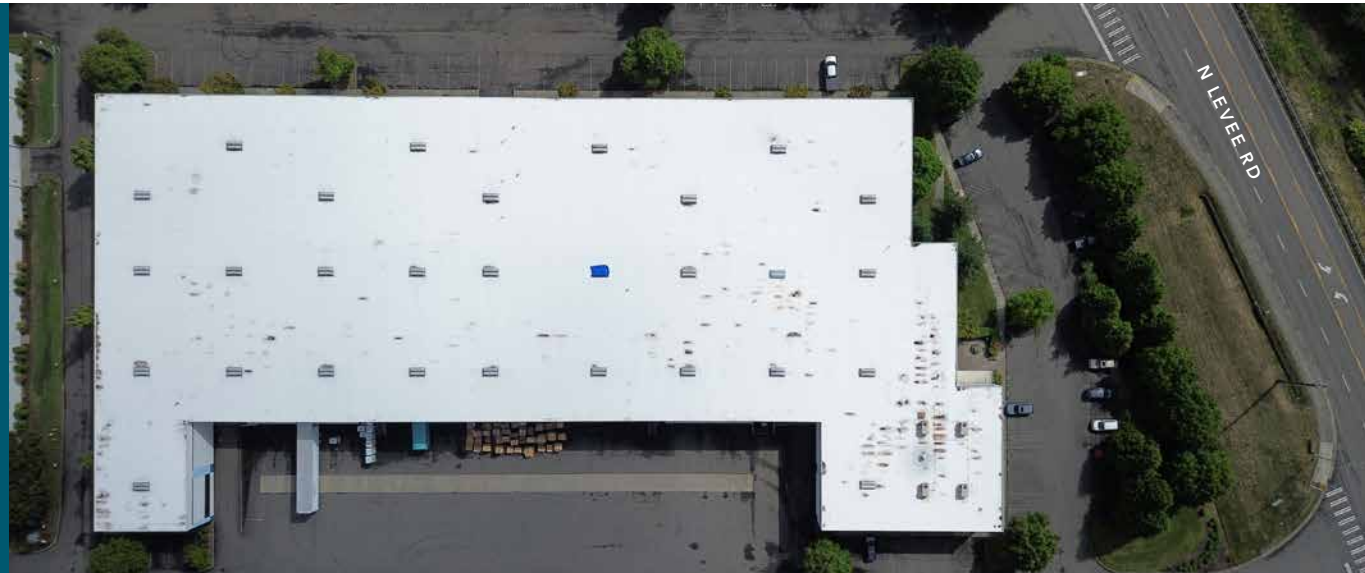
Located along Hwy-167 corridor with excellent access to Port Tacoma, Greater Puget Sound area and the Kent Valley industrial markets

Low NNN = \$0.172 PSF, per month

Call brokers for rates and pricing

→ ZONING MAP

→ ZONING TABLE

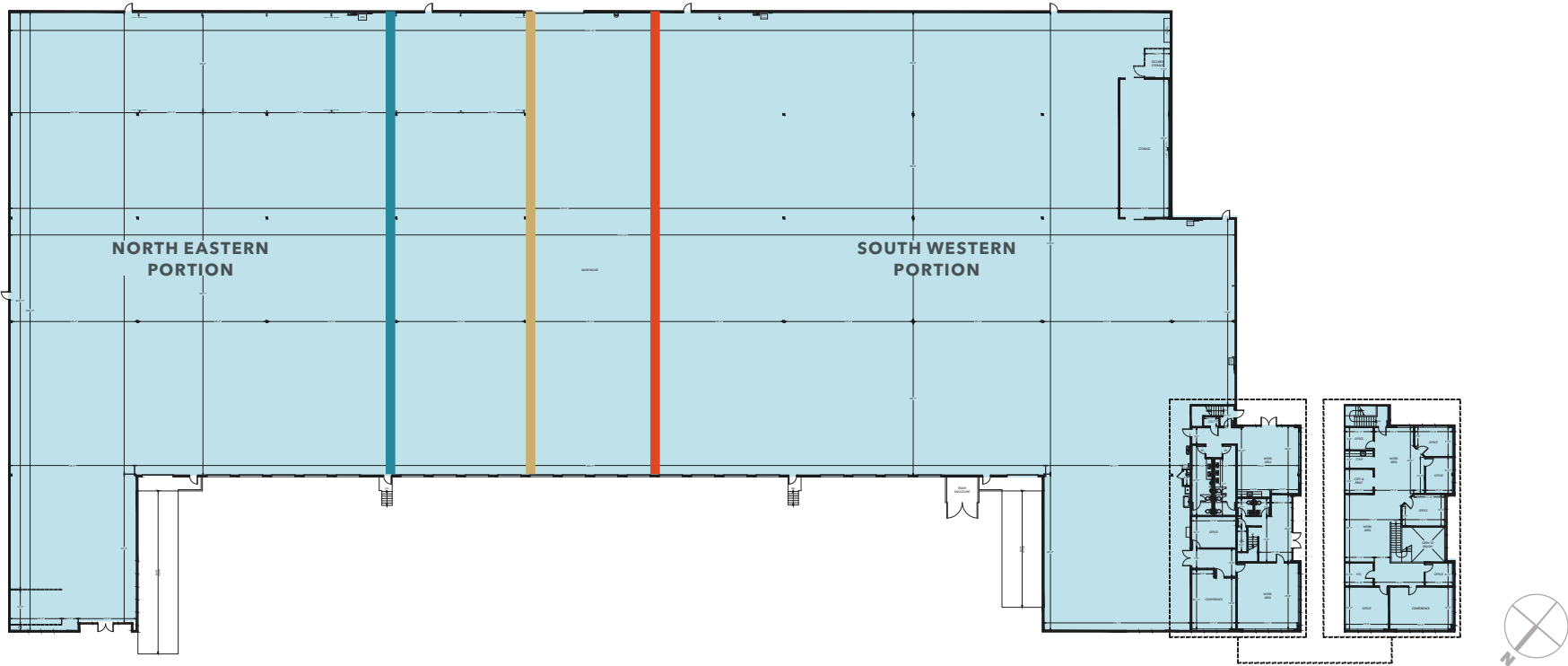


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DEMISED PLAN

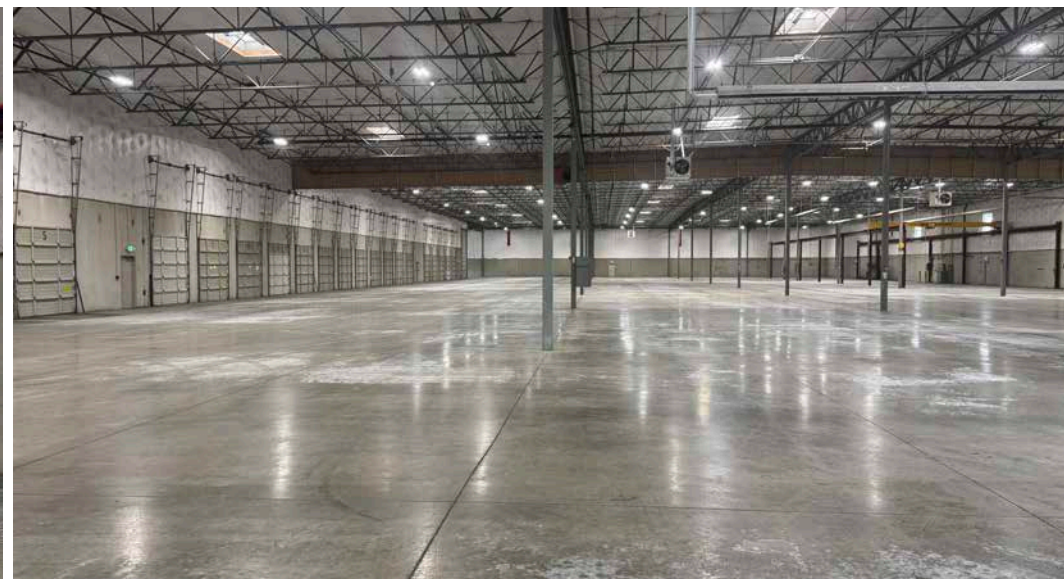
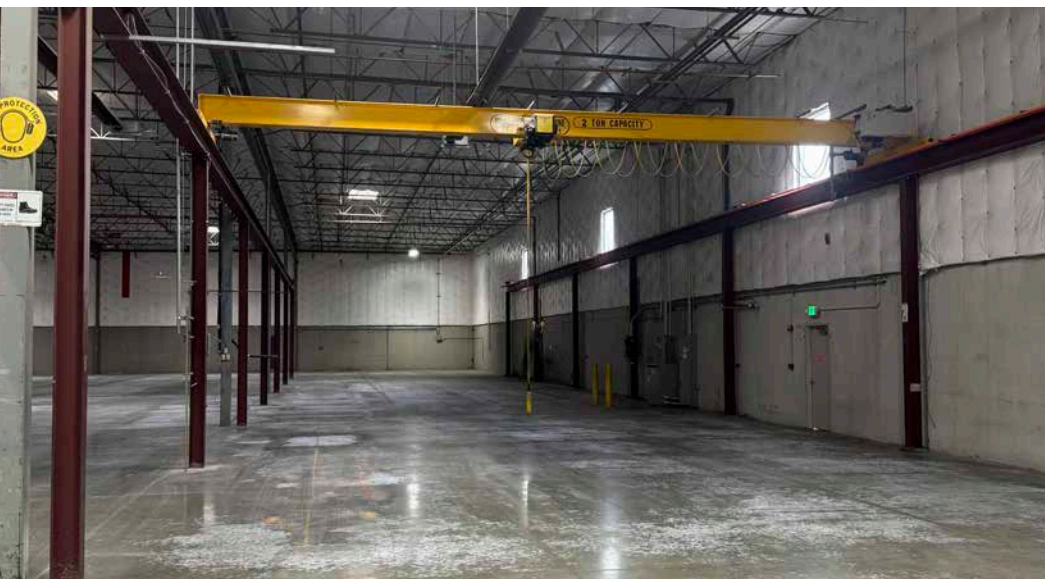


Demise @ Grid	North Eastern Portion (SF)	Dock Positions	South Western Portion (SF)	Dock Positions	Total (SF)
Option 1 	29,999 SF	5	66,154 SF (includes 3,193 SF mezzanine office and 3,479 SF office)	16	96,153
Option 2 	39,002 SF	9	57,152 SF (includes 3,193 SF mezzanine office and 3,479 SF office)	12	96,153
Option 3 	48,005 SF	13	48,147 SF (includes 3,193 SF mezzanine office and 3,479 SF office)	8	96,153

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15 MIN

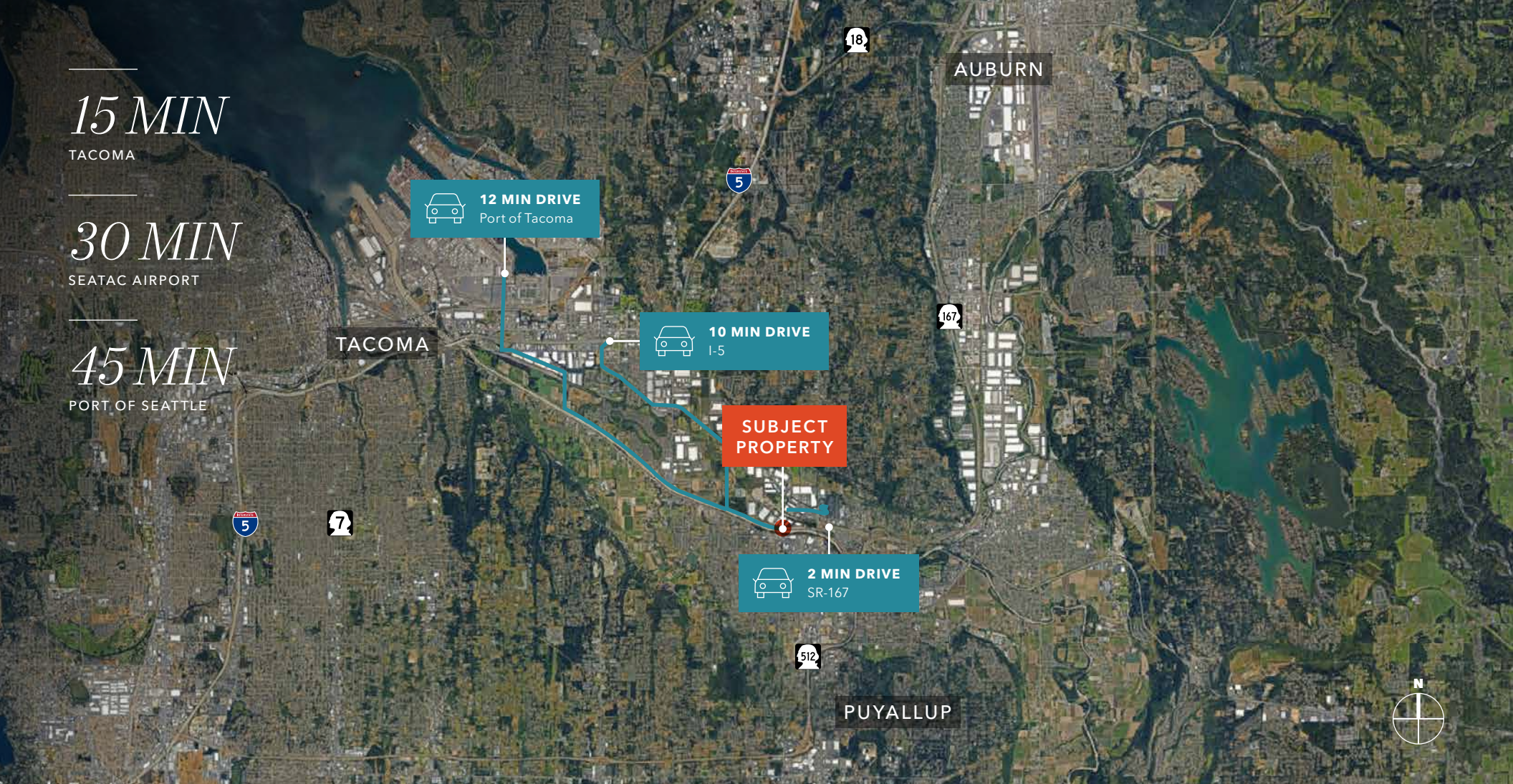
TACOMA

30 MIN

SEATAC AIRPORT

45 MIN

PORT OF SEATTLE



For more information, contact

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